

848 SIMS AVENUE

Geylang / Aljunied · HDB shophouse

S\$3,099,999

≈ S\$1,665 psf · 1,862 sqft

THE NUMBERS

Tenure: 90 yrs from 1994 · about 58 years left; confirm on title

Interested? WhatsApp Andrea 9693 7787

Verify me: search 9693 7787 on the CEA Public Register. If an advert for this property shows a different number, it is not me.

Andrea Goh · PropNex Realty Pte Ltd (Licence No. L3008022J) · CEA R000289H · 9693 7787

WhatsApp 9693 7787 to arrange a viewing · <https://www.andreagohrealty.com/for-sale/commercial/848-sims-ave>

General information and Andrea's personal views only, not financial advice, not a forecast. Figures as dated; verify independently before you rely on them.

COMPARABLE SALES

URA REALIS caveats for HDB shophouse sales on Sims Avenue, Sims Place and nearby (file last refreshed 16 Jul 2026; verify on URA REALIS). A REFERENCE, not a like-for-like valuation: shophouses vary by exact location, frontage, footfall, size and remaining lease, even on the same road.

TENURE	STREET	SOLD	PRICE	PSF
HDB LH	Sims Place	Mar 2026	S\$2.45M	S\$1,821
HDB LH	Sims Avenue	Jul 2025	S\$1.73M	S\$1,156
HDB LH	Sims Avenue	Mar 2020	S\$1.765M	S\$1,100

MARKET CONTEXT

• Private-sector retail space vacancy was 7.0% in 2Q 2026, up 0.6 points from 6.4% the quarter before (SingStat).

Source: SingStat, available and vacant commercial/industrial space (private sector) · as at 2026-11-01

• For resale retail space, average psf for freehold went from \$1,659 to \$3,737 (+125.26%) between 1995 and 2026, against \$1,173 to \$2,751 (+134.53%) for leasehold. 2026 is a part-year. The averages mix ages, locations and sizes.

Source: PropNex Investment Suite ProTrend, generated 30 Sep 2026 · as at 2026-09-30